



King Edward Mews, Newport, CB11 3NX

**CHEFFINS**



## King Edward Mews

Newport,  
CB11 3NX

- Exceptional craftsmanship throughout
- Prestigious gated development
- 0.42 of an acre plot
- Four en suites and a family bathroom
- Driveway and double garage
- Detached studio

An imposing five bedroom detached residence forming part of a prestigious gated community. The property offers substantial and beautifully presented accommodation, together with an extensive driveway, double garage, detached office/studio and landscaped garden.

5 5 3

**Guide Price £1,450,000**





## LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.



## GROUND FLOOR

### ENTRANCE HALL

Entrance door, central oak staircase rising to the first floor, doors to adjoining rooms and large built-in coats cupboard with window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, Geberit bidet/WC and window to the front aspect.

### STUDY

Windows to the front and side aspects.

### KITCHEN/FAMILY ROOM/ORANGERY

The kitchen is fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink unit and central island with breakfast bar. Siemens appliances including induction hob, double oven, combi microwave, plate warmer, full height fridge and freezer, wine cooler and integrated dishwasher. Window to the rear aspect and door to understairs storage cupboard. The orangery has windows to the rear and side aspects, glazed French doors opening to the garden and lightwell providing a good degree of natural light.

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, washing machine and tumble dryer and wall-mounted boiler. Part glazed door opening to the side aspect.

### DINING ROOM

Window to the front aspect.

### LIVING ROOM

Windows to the side aspect and bi-folding doors opening to the rear terrace. Feature fireplace with wood burning stove.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in airing cupboard.

### MASTER BEDROOM

Dressing area with fitted wardrobes, double glazed window to the rear aspect and glazed French doors opening to the Juliet balcony. Door to en suite and door to:

### DRESSING ROOM/BEDROOM 5

Fitted with an extensive range of wardrobes and double glazed window to the rear.

### EN SUITE

Suite comprising twin wash basins, vanity unit with granite top, panelled bath, Geberit bidet/WC, walk-in shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the side aspect.

### BEDROOM 2

Fitted wardrobes, window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower enclosure, heated towel rail and obscure glazed window to the side aspect.

### BEDROOM 3

Window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

### BEDROOM 4

Window to the front aspect and door to:

## EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

## BATHROOM

Comprising ceramic wash basin, vanity unit with composite top, free standing bath, low level WC, walk-in shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the front aspect.

## OUTSIDE

The property is accessed via a pair of electric wrought iron gates. The front garden is predominantly laid to lawn with palm trees and an extensive block paved driveway providing off-street parking for several vehicles and access to the double garage. To the side of the property is a large, Indian sandstone paved terrace for al fresco entertaining, in turn leading to the detached studio/office. A pair of timber gates lead from the driveway to the rear garden which is predominantly laid to lawn with a further porcelain paved terrace and mature hedge borders.

## DOUBLE GARAGE

Two electric up and over doors, power and lighting connected, eaves storage space and personal door leading to the rear garden.

## STUDIO/OFFICE

French doors to the front aspect and power and lighting connected.

## AGENT'S NOTE

Please note there is an annual service charge payable of approx. £840 for the maintenance of the gated development.

## VIEWINGS

By appointment through the Agents.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Tenure - Freehold

Council Tax Band - G

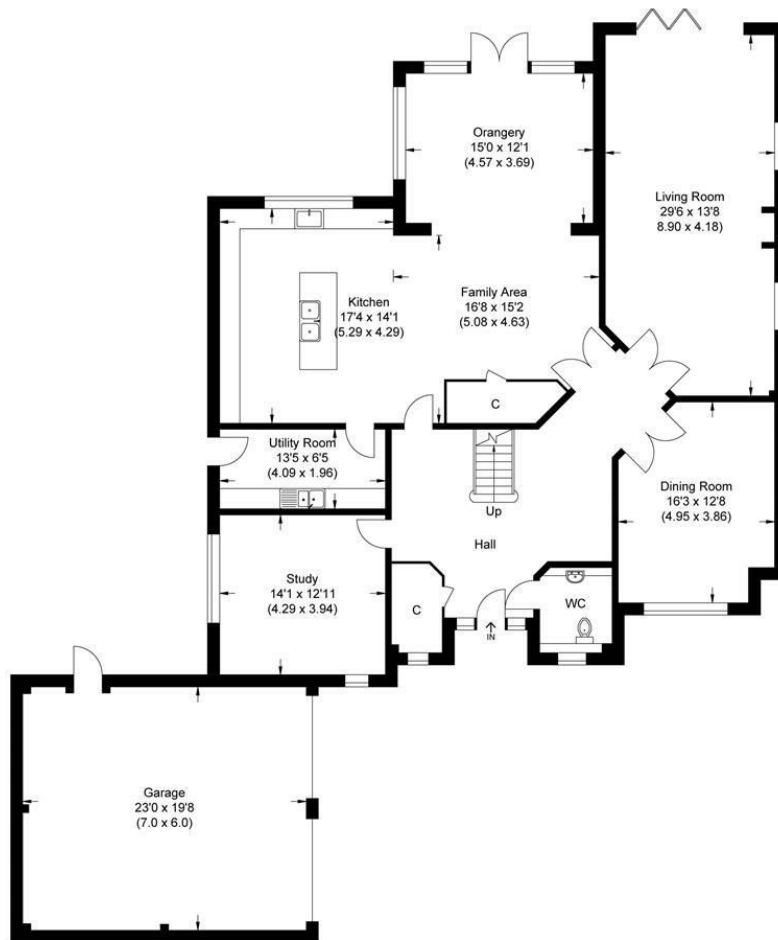
Local Authority - Uttlesford District

Council









Ground Floor

Approximate Gross Internal Area  
 337.04 sq m / 3627.86 sq ft  
 (Excludes Garage)  
 Garage Area : 42.0 sq m / 452.08 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.